

**TOWNSHIP OF MORRIS  
BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
FEBRUARY 22, 2010**

**PLEASE TAKE NOTICE** that the regular meeting of the Township of Morris Board of Adjustment will be held on Monday, February 22, 2010, at 7:30 P.M., in the Municipal Building, 50 Woodland Avenue, Township of Morris.

1. Call to order
2. Statement of Adequate Notice
3. Pledge of Allegiance
4. Roll Call
5. Consideration for approval of minutes of the January 25, 2010 re-organization and regular meeting.

**Resolutions**

Consideration of the following resolution thereby memorializing the action taken by the Board at the January 25, 2010 meeting.

6. BA-16-09 Tower Realty Advisors, LLC  
Block 6101, Lot 2, 402 Mt. Kemble Avenue, OL-40 zone. Section C & D.

Applicant proposes an in house business on the first floor with a two bedroom residential apartment on the second floor and other related improvements.

Approval

Roll Call (Voting Members): Ms. Ferrari, Mr. Luby, Mr. Williams, Mr. Woodford,  
Mr. Haan, Ms. Kalaher, Mr. Kronk

**Regular Meeting**

7. BA-17-04 Omnipoint Communications, Inc.  
Block 3004, Lot 21, 206 Sussex Avenue, OSGU zone. Section C & D.

Applicant seeks a variance for the rear and side yard setbacks and a conditional use variance for the construction of a 120-foot wireless telecommunication monopole and an adjacent equipment compound. The proposed tower is to be located toward the south end of the campus 165 feet from the rear yard setback.

8. BA-14-09 NYSMSA Limited Partnership d/b/a/ Verizon Wireless  
Block 9805, Lot 1, 77 Whippany Road, OSGU zone.

Applicant proposes to co-locate a total of (6) wireless communications antenna at a center line of 108 feet on the existing monopole, and to install equipment cabinets at the base of the tower.

9. **Other Matters**

- A. Draft Copy of the 2009 Annual Report
- B. Board of Adjustment by-laws (discussion no public participation)

10. Adjourn

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Sonia Santiago, Secretary  
Township of Morris Board of Adjustment

Please note that in all matters presented by applicants, the Board's function is quasijudicial and therefore formal action is always taken when the matter reaches hearing. Participation in the hearing is vital to any interested member of the public. It is difficult to determine whether a matter on the agenda will be reached for a hearing. Therefore, reliance should not be placed on the estimate of whether formal action is or is not anticipated. If a matter is on the agenda your rights can only be protected by attending the meeting.

Dated: February 16, 2010

Distribution: Chairman and Members (9), Board Attorney, Township Engineer, Township Committee, Township Administrator, Township Attorney, Township Tax Assessor, Bulletin Board, Daily Record, Morris News Bee, Star Ledger, Historic Preservation Committee